



## 68 Main Street, Bangor, BT20 5AA

**Offers in the region of £200,000**

Excellent investment opportunity.

Situated in Bangor's main shopping thoroughfare of the traditional town centre, this prominent shop unit is located on the corner of Main Street and King Street. Currently Let on a 7 year lease until October 2030 and generating a yield of 7.5% (lease on normal commercial terms).

Offering bright, modern retail space on both ground and first floor with ancillary storage and office/staff room accommodation over three floors.

The tenant is responsible for the rates on the property. The N.A.V for rating purposes is £19,000 which precipitates rates burden for 2023/24 of £10,293.06



## Property Features

- Modern spacious retail accommodation
- Unit Let on a 7 year lease until October 2030
- Currently generating a yield of 7.5%
- Excellent investment opportunity
- Town centre location with high visibility corner frontage
- Circa 152sqm (1635sqft) retail space over two floors
- Ground and first floor storage accommodation of circa 55sqm (596sqft)
- Office and staff room on second floor
- NAV: £19,000 with an estimated rates burden for 2020/21 of £9,703.87
- Viewing Strictly by Appointment through Agent

## Accommodation

(Dimensions and Areas are approximate)

### Ground Floor

#### Retail Area

102sqm/1100sqft

Air conditioned retail space with corner frontage to Main Street. Entrance is via a set of double doors, accessed via Main Street (shutter installed).

#### Store

5sqm/56sqft

Air conditioned retail space with corner frontage to Main Street.

### First Floor

#### Retail Area

50sqm/540sqft

#### Store

50sqm/540sqft

### Second Floor

#### Kitchen/Staffroom

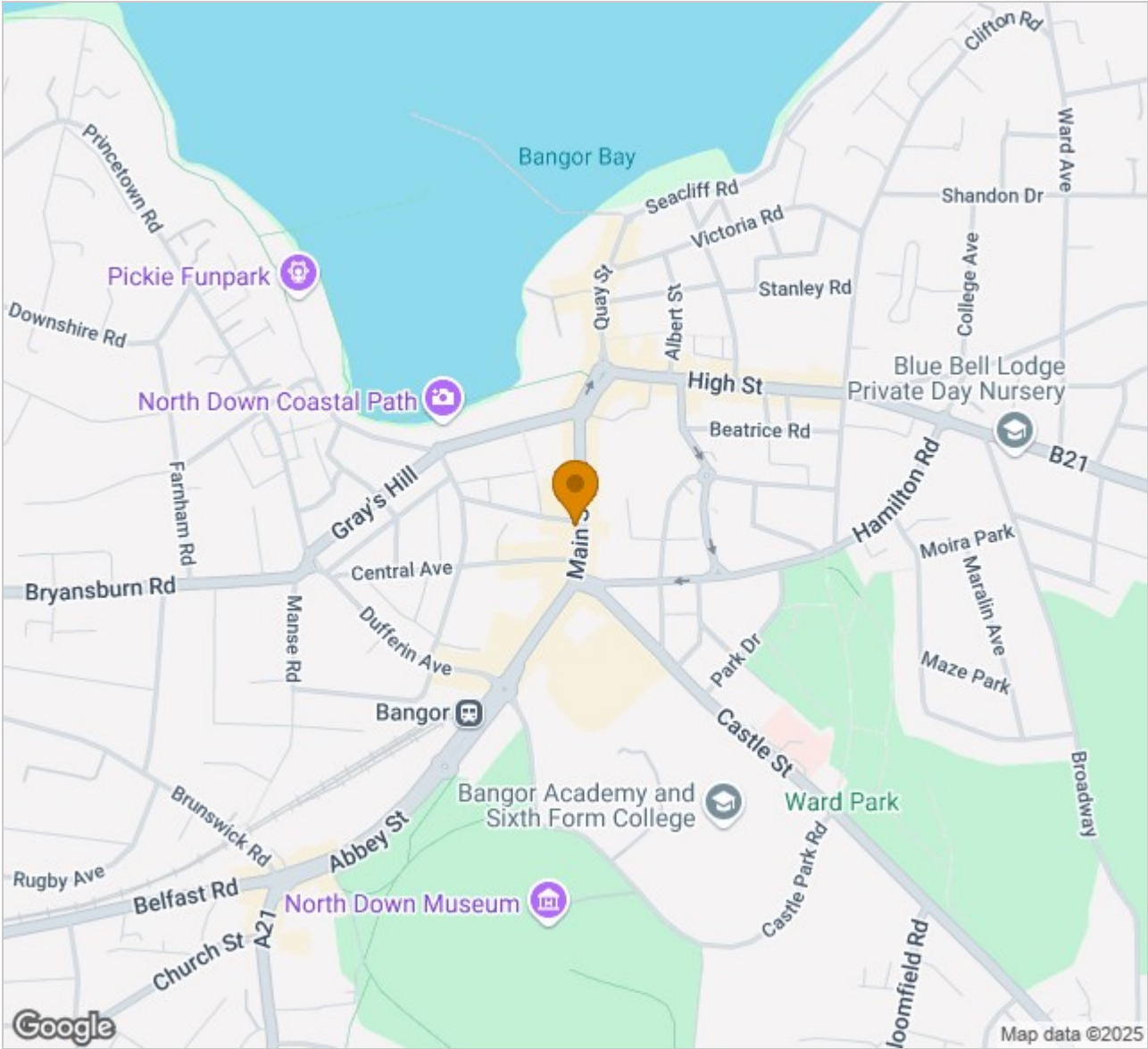
18sqm/200sqft

#### Offices

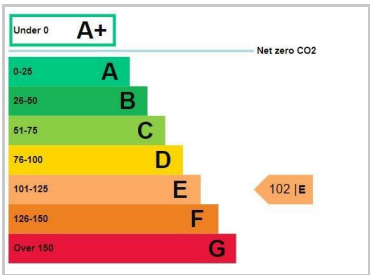
15sqm/160sqft



Area Map



Energy Efficiency Graph



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